

A RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY COLUMBIA CRESTE, L.P. TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE COLUMBIA CRESTE APARTMENTS, A 152-UNIT MULTI-FAMILY COMMUNITY LOCATED AT 1950 PERRY BOULEVARD, NW ATLANTA; AND FOR OTHER PURPOSES.

WHEREAS, Columbia Creste, L.P. is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Columbia Creste Apartments, a 152-unit multi-family community located at 1950 Perry Boulevard in NW Atlanta; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of the proposed Columbia Creste Apartments, is located within census tract 87.01 which is an eligible census tract for Low-Income Housing Tax Credits and which has been designated as a community development impact area and is part of the Northwest Atlanta Framework Plan; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit – G has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by the Columbia Creste, L.P.;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

Section 1. The City Council hereby endorses the application by the Harris Columbia Creste, L.P., to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Columbia Creste Apartments.

<p>Exhibit A Project Description</p>
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Columbia Creste Apartments

Columbia Residential, LLC (Columbia) is the Managing General Partner of Perry Homes Redevelopment, LLC a public/private partnership with the Atlanta Housing Authority (AHA). We are jointly developing the former Perry Homes Public Housing Community, which has been renamed West Highlands. The Inman rail yards, as well as the overall industrial character of the Marietta corridor into Atlanta has crated an undesirable image of the entire area within which West Highlands (formerly Perry Homes) exists.

AHA is seeking to continue its leadership role in changing the face of public housing was awarded a HOPE VI grant from HUD to redevelop West Highlands (formerly Perry Homes). Since then AHA has demolished all 944 units of public housing with plans to develop a new revitalized mixed-income/mixed financed community that incorporates the best of new urbanism (see attached master plan package).

Street Address:	1950 Perry Boulevard, NW Atlanta, GA 30318
Number of Units:	152
Number of Buildings:	2 buildings
Construction type:	New Construction.
Unit Mix:	114 2BR @ 1050 sq. ft. 38 3BR @ 1308 sq. ft.
Income Mix:	72 units Market Rate 80 units Affordable Housing
Total Acreage:	152 Acres
Zoned:	RG3- (Residential General/Sector 3 District)
Common Ground Amenities:	Leasing Office/Clubhouse Swimming Pool On site Laundry facility (1 Washer & Dryer per 25 units) Cardiovascular Fitness Center Computer Room Multipurpose Community Room Playground Camera Monitored Entry 24-Hour emergency maintenance
Unit Amenities:	Washer/Dryer Hook ups Whirlpool Appliances (Dishwasher, Refrigerator, Stove) Trash Compactor Energy efficient central heat and air
Construction Start Date:	July 2004

TRANSMITTAL FORM FOR LEGISLATION

To Mayor's Office: Greg Pridgeon, Mayor's Office
(For review and distribution to Executive Management)

Commissioner Signature [Signature] Director Signature [Signature]
From: Originating Dept. DPCD/Bureau of Planning Contact (Name) Sara Wade Hicks
Committee of Purview CD/HR Committee Deadline March 25, 2003
Committee Meeting Date April 1, 2003 City Council Meeting Date April 21, 2003

CAPTION:

A RESOLUTION ENDORSING THE APPLICATION BY COLUMBIA CRESTE, L.P. TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE COLUMBIA CRESTE APARTMENTS, A 152-UNIT MULTI-FAMILY COMMUNITY LOCATED AT 1950 PERRY BOULEVARD, NW ATLANTA; AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISCUSSION:

Columbia Creste, L.P. is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Columbia Creste Apartments, a 152-unit multi-family community located at 1950 Perry Boulevard in NW Atlanta.

FINANCIAL IMPACT (if any):

OTHER DEPARTMENT (S) IMPACTED: _____

COORDINATED REVIEW WITH: _____

Mayor's Staff Only

Received by Mayor's Office: [Signature]
3-17-03
(Date)

Reviewed: [Signature]
(Initials) (Date)

Submitted to Council: _____

Action by Committee: ☐ Approved ☐ Adversed ☐ Held ☐ Amended ☐ Substitute ☐ Referred ☐ Other